

# Building Department Newsletter

*City of Madison*

## Retirement of Cody Phillips, Building Official

It is with mixed emotions that we are announcing the retirement of our Director and leader of more than 5 years, Mr. Cody Phillips.

Cody began his employment with the city as the Chief Building Official and shortly thereafter entered his current position as Department Director. Cody has enjoyed a very successful tenure as head of our department.

Although we will miss him, he has worked hard his entire career and has earned the opportunity to enjoy more time with his family and friends.

Please join us in wishing him the best in his retirement.



Congratulations Cody!

Volume IV

October 2012

*Special points of interest:*

- Cody Phillips Retiring
- Beginning January 1, 2013 all plans will need to be 11x17 or smaller.
- All pools need to have a protective barrier
- Every home has a main electrical shut-off

## Attention Homeowners and Builders:



Beginning January 1<sup>st</sup> 2013, the City of Madison Building Department will only accept residential construction plans and drawings sized no larger than 11 inches by 17 inches. Construction drawings and plans must be legible and to scale wherever possible. The reason we are asking for these changes is to help us reduce storage space when plans are filed and archived. In addition, 11 inch by 17 inch

plans are of a size which can be more easily scanned, digitized and saved on other media formats such as CD's or DVD's. Thank you for your cooperation.

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did  
you  
know?

- ➡ Certain contractors such as roofers, siding installers and other single trade contractors must possess a limited contractor's license issued by the Alabama Homebuilder's Licensure Board if their work exceeds \$10,000.00. This requirement generally applies to non-regulated trades performing singular work on a residential structure and only if the single trade contractor is not working under an already licensed

homebuilder. Additionally, all contractors performing work in the City of Madison must apply for and obtain a building permit from the Building Department and must possess a City of Madison business license issued by the Revenue Department BEFORE any work is begun. Failure to obtain a permit before the work commences will result in a Stop Work Order being placed on the property in addition to the permit fee being doubled.

- ➡ Swimming pool contractors or installers must be licensed by the Alabama General Contractors Board if the total installation cost exceeds \$5,000.00. The contractor must obtain a permit before the work commences and possess a City of Madison business license. The property owner will be responsible for obtaining a permit for and having built a pool barrier that prevents unauthorized access to their pool. The barrier may be a fence or a permanent retractable pool cover or a combination of both. Ladders for access to above ground pools may serve as a barrier if the ladder cannot be easily accessible.

- ➡ The Building Department issued more than 3,727 permits in Fiscal Year 2012 and Inspectors performed more than 7,437 inspections during the same time period. An estimated 345 new single-family residential permits were issued between October 1<sup>st</sup>, 2011 and September 30, 2012.



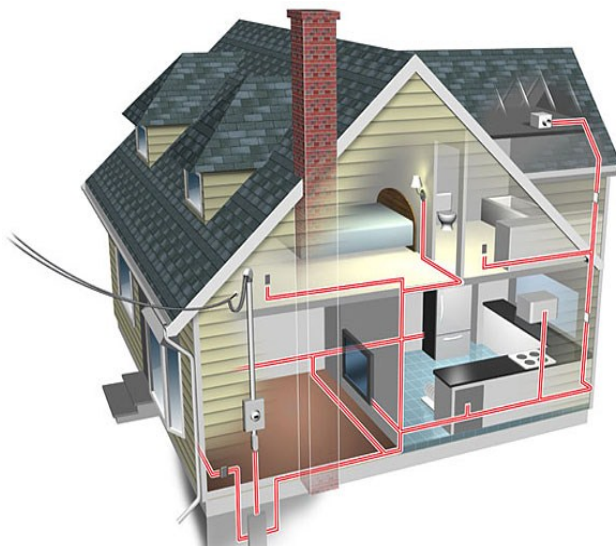
- ➡ Residential construction plans are not required to be sealed by an Architect or Engineer; however, engineered components of residential structures such as roof and floor trusses, I-Joists and laminated beams, among others, do require that engineer sealed specification sheets be submitted to the Building Department for review and acceptance.
- ➡ While the number of persons allowed to occupy a space or building is determined by the use and square footage of the space or building, the occupant load (maximum number of persons permitted) is restricted to the size and number of the exit doors installed.



- ➡ The smell of sewerage within a house may be the result of dry lavatory, sink, shower, bath or floor drain traps. The purpose of a plumbing fixture trap is to create a water seal by which sewer gases cannot reenter a house through the fixture itself. Plumbing fixtures that are infrequently used are more likely to be come dry, compromising the water seal and allowing sewer gases to enter the home via the drain opening. Pouring water down the drain of these seldom used fixtures will re-establish the water seal and prevent the odors from occurring.

## Did you Know? (Cont.)

- ➡ Every home electrical system has a main disconnect. The main disconnect may look like a large handle attached to an electrical box on the outside of your home or which appears to be a large electrical circuit breaker usually mounted above all other circuit breakers in an electrical panel. Should an electrical short occur, the circuit breaker serving that circuit is designed to deactivate itself or “trip” cutting the flow of electrical current to the circuit affected. If it does not and an electrical fire ensues, the main disconnect or breaker can be switched to the off position to safely de-energize the entire home. Circuit breakers that routinely trip may be a sign of a serious electrical problem which should be investigated by a reputable and licensed electrician.



## From the Building Director



It is with mixed feelings that I leave the City of Madison and the Building Department to join the ranks of Social Security recipients. My last day with the City of Madison will be November 21, 2012. My wife and I will begin moving to my home in Baldwin County, Alabama around the end of January.

I estimate that in over twenty years as a Building Inspector, Plans Reviewer and Certified Building Official, I have reviewed plans, inspected buildings and supervised the process of inspecting and permitting thousands upon thousands of homes, small commercial building renovations, industrial plants and new large commercial projects for four different governmental entities. Building Inspectors, commonly called Code Officials these days, play a vital role in building towns, cities and our nation. They help ensure that buildings are safe for everyone to use and occupy. I owe a great debt of gratitude to all the Code Officials who I have had the pleasure to work with in all the places I have been.

As I depart, I want to thank my Building Department Team for doing a great job of taking care of our citizens. Any praise I or the department has received is a direct reflection on their seldom recognized but untiring devotion and professionalism. We have accomplished great things together as a team and have always strived to take care of our customers. I want to thank the Madison City Council and Mayor for their continued support of the Building Department and me. Much has been accomplished during my tenure here yet much still needs to be done. I cannot say goodbye without thanking the members of the Huntsville-Madison County Homebuilder's Association, various other contractors, vendors, architects, engineers, other Madison City departments and City staff but especially the citizens of Madison for all their support. Including my over 21 years in the U.S. Army, I have given more than 45 years of my life to public service and do not regret one day of it. Appropriately I leave you with this excerpt from the Jaycee Creed –

***“That service to humanity is the best work of life”.***



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## Building Department Welcomes New Inspector



Please join us in welcoming our new Building Inspector, Ike Callison. Ike brings with him over 22 years of vast experience in the construction industry ranging from framing and remodeling homes to commercial construction and custom cabinetry. In addition, Ike worked as a Residential and Commercial Building Inspector for Delaware County, Ohio for seven years.

**We are excited to have Ike as a part of our team!**



## City of Madison Building Department

100 Hughes Road  
Madison, AL 35758

Contact: Cody Phillips  
Phone: 256.772.5644



**We're on the Web!**  
**[www.madisonal.gov](http://www.madisonal.gov)**

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